

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
SEPTEMBER 16, 2014 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett, Brady, Somers  
Alternates Present: Levenson  
Absent: Kimenker, Brewer  
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:00 p.m. and sat Levenson for Kimenker.

MOTION: To waive the reading of the hearing procedure.

Motion made by Somers seconded by Levenson, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-43 – 21 West Mystic Avenue; David & Bonnie Johnson, owners/applicants; Install shed. PIN #261805293021

David Johnson, owner of 21 West Mystic Avenue, presented to the Commission regarding the installation of a 10' x 12' shed in the rear corner of his property. He submitted specifications for horizontal vinyl siding and vertical composite siding. The applicant's choice for siding was the vinyl siding, which would be seamless and the same color as the house. The Commission noted that the shed is a new structure to the property, a significant distance from the street and compatible with the main house.

The following exhibits were presented:

- Plot plan
- Photographs
- Shed specs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:10 p.m.

HDC 14-44 – 31 Steamboat Wharf; Steamboat Wharf Condominium Association, owner/applicant; Deck supports. PIN #261918401742 0018

The applicant was not present for the public hearing.

HDC 14-45 – 31 Water Street; Randalls Wharf Co LLC, owner; Laurie Finan, applicant; Signage. PIN #261918306046 00B1

Commissioner Brady recused himself from the hearing because of a conflict of interest.

Bonnie Knault, a broker at Shutters & Sails Real Estate, presented to the Commission for the applicant Laurie Finan. This proposal is for the placement of two new signs at

the real estate office located at 31 Water Street, which is owned by Randalls Wharf Co LLC. Both signs will be wooden with white, V-grooved letters on a blue background. The signs will be wall mounted signs and located on the south side of the building. Sign dimensions were discussed and noted on the exhibits.

The following exhibits were presented:

- Sign graphics
- Photograph

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:17 p.m.

The public hearing portion of the meeting was closed at 7:18 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

### HDC 14-43 – 21 West Mystic Avenue

The Commission articulated that this request for a vinyl sided shed is a special circumstance in that it is a new structure that will sit far back on the property, in fact, almost out of site. Additionally, the vinyl is seamless, matches the house, and is actually the only material from this product line that matches the house. The Commission also reasoned that if a future application to remove the shed was received there would be no significant loss of a historical structure.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1961

### HDC 14-44 – 31 Steamboat Wharf

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Brady seconded by Somers, so voted unanimously.

### HDC 14-45 – 31 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #1962

## III. PRE-APPLICATION HEARINGS

Joy Shore, owner of 5 Grove Avenue, appeared before the Commission to propose the demolition of the existing house on the property that she purchased approximately three months ago. She explained that currently there is no electricity or water connected to the house, the basement has water in it, the roof is collapsing, and a section of the structure is missing. She has had two builders look at the house and provided a letter from one of the contractors citing reasons why it cannot be rehabilitated. She plans to

restore a barn on the property at some point in the future and may build another house as well. At this time she is only requesting the demolition of the house. The Commission noted that they will require photos of the house including all the damage the applicant described. It would also help to have an opinion about the safety of the structure from an expert, such as a structural engineer. The applicant's presentation should also include information about the actual age of the entire structure and what parts are original.

Diane Skaleris appeared before the Commission to discuss a house at 38 West Mystic Avenue that she is considering buying. She understands that the property is located in the Historic District and discussed what improvements would require a COA.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF September 2, 2014

MOTION: To approve the minutes of September 2, 2014.

Motion made by Everett, seconded by Moriarty, so voted unanimously.

VI. OLD BUSINESS

Staff noted the John Kelley statue has been delivered to the approved location at the Bank Street Corner Parklet.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 7:52 p.m. made by Brady, seconded by Moriarty, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II